

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RESPECTING
FINAL DESIGNATION OF REDEVELOPER AND APPROVAL OF MINIMUM
DISPOSITION PRICE FOR PARCELS P-4, P-4A AND P-4B IN THE
CHARLESTOWN URBAN RENEWAL AREA PROJECT NO. MASS. R-55

WHEREAS, the Boston Redevelopment Authority (hereinafter referred to as the "Authority") has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter-identified project; and

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, (hereinafter referred to as the "Project Area") has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, The Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of the Urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, on November 21, 1968, the Authority tentatively designated the Public Facilities Department, of the City of Boston, as developer of the Kent School site, in the Charlestown Urban Renewal Area; and

WHEREAS, two (2) independent reuse appraisals of the value of Parcels P-4, P-4A and P-4B for use in accordance with the objectives and controls of the Urban Renewal Plan for the Project Area have been obtained;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the City of Boston, acting by and through its Public Facilities Commission, be and hereby is designated as redeveloper of Disposition Parcels P-4, P-4A and P-4B.

2. That the Director is hereby authorized for and on behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement between the Authority as Seller and the City of Boston, acting by and through its Public Facilities Commission, as Buyer, providing for the conveyance by the Authority of Disposition Parcels P-4, P-4A and P-4B, in consideration of the purchase price which shall be approved by HUD and the Buyer's agreement to develop the property as a new public elementary school with attendant recreational facilities; such agreement to be in the Authority's usual form and to contain such other and further terms and provisions as the Director shall deem proper and in the best interest of the Authority; that the Director is further authorized to execute and deliver a Deed conveying said property pursuant to such Disposition Agreement, such deed to be in such form as the Director shall approve, an executed deed to which a certified copy of this vote is attached to be conclusively deemed authorized by the Authority.

3. That the following proposed price is hereby approved and determined to be not less than the fair value of the parcels for use in accordance with the Urban Renewal Plan for the Project Area:

<u>Parcels</u>	<u>Recommended Minimum Disposition Price</u>
P-4, P-4A, P-4B	\$30,000

4. That disposal of said parcels by negotiation is the appropriate method of making the land available for development.

5. That it is hereby found that the Public Facilities Department, City of Boston, possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.

6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105 (e) of the Housing Act of 1949, as amended.

VOTED:

That the final working drawings and specifications prepared by Earl R. Flansburgh and Associates for the Kent School to be located on Parcels P4, P4A and P4B in the Charlestown Urban Renewal Area are hereby approved:

Drawings dated November 5, 1969 consisting of Pages Numbered: L-1 thru L-5, A-1 thru A-33, S-1 thru S-16, M-1 thru M-10, P-1 thru P-8, E-1 thru E-10, and K-1; the detail book including drawings LD-1 thru LD-30, AD-1 thru AD-17, AD-20 thru AD-70, AD-72 thru AD-92, SD-1 thru SD-48, MD-1 thru MD-19, PD-1 thru PD-31 and KD-1 thru KD-3;

and specifications numbered:

1A-1 to 1A-2, 1B-1 to 1B-13, 1C-1 to 1C-3, 1D-1 to 1D-3, 2A-1 to 2A-2, 2B-1 to 2B-4, 2C-1 to 2C-11, 2D-1 to 2D-11, 2E-1 to 2E-10, 2F-1 to 2F-56, 3A-1 to 3A-14, 3B-1 to 3B-4, 3C-1 to 3C-4, 4A-1 to 4A-14, 5A-1 to 5A-4, 5B-1 to 5B-2, 5C-1 to 5C-3, 5D-1 to 5D-3, 5E-1 to 5E-7, 6A-1 to 6A-9, 7A-1 to 7A-9, 7B-1 to 7B-10, 8A-1 to 8A-7, 8B-1 to 8B-2, 8C-1 to 8C-7, 8D-1 to 8D-7, 8E-1 to 8E-3, 8F-1 to 8F-4, 8G-1, 8H-1 to 8H-3, 9A-1 to 9A-5, 9B-1 to 9B-7, 9C-1 to 9C-8, 9D-1 to 9D-5, 9E-1 to 9E-6, 9F-1 to 9F-10, 9G-1 to 9G-5, 10A-1 to 10A-5, 10B-1 to 10B-3, 10C-1 to 10C-3, 11A-1 to 11A-30, 12A-1, 14A-1 to 14A-20, 15A-1 to 15A-28, 15B-1 to 15B-52, 16A-1 to 16A-55.

MEMORANDUM

February 5, 1970

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: JOHN D. WARNER, DIRECTOR

SUBJECT: CHARLESTOWN URBAN RENEWAL AREA, MASS. R-55
KENT SCHOOL - PARCELS P4, P4A and P4B

- (1) Final Designation of Developer
- (2) Approval of Final Plans
- (3) Order of Taking
- (4) Approval of Disposition Price

(1) On November 21, 1968, the Authority tentatively designated the Public Facilities Department as Developer of the new Kent School site in Charlestown. The development will include both a public school and an associated recreation area to replace the existing Kent School. Construction is scheduled to begin this spring. It is recommended that the Authority now make a final designation of the Public Facilities Department as redeveloper of Parcels P4, P4A and P4B. An appropriate Resolution is attached.

(2) The Public Facilities Department has submitted to the Authority its final plans for the Kent School. The staff has reviewed the plans and recommends that the Authority approve them. An appropriate vote is attached.

(3) Reuse valuations for Parcels P4, P4A, and P4B have been obtained from Ralph S. Foster Co., Inc., and Singer Associates. The first appraisal firm estimates the total value of the parcels at approximately \$.20 per square foot, or \$27,000; the second firm estimates the total value at approximately \$.25 per square foot, or \$33,000. Both appraisal valuations are based on the Authority's proposed land use and building requirements and the restrictions and controls of the Urban Renewal Plan, as well as the applicable HUD criteria for establishing the value of public and institutional parcels.

It is therefore recommended that the Authority adopt the above-mentioned Resolution which approves a minimum disposition price of \$30,000 for Parcels P4, P4A, and P4B.

(4) It is recommended that an order of taking, which will encompass the entire reuse area for the Kent School, be adopted. About six hundred square feet of land is being taken in a partial taking from the Kelley family at the rear of 13 Lexington Street for which damages of \$1,000 are being given. The rest of the land is already owned by the Authority and no damages are being awarded. The taking follows normal procedures to clear title prior to conveyance to the City.

Attachments